

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 48, Number 6 P.O. Box 68, Greenbelt, Maryland 20770 Thurs., Dec. 27, 1984

Plans for Smith-Ewing and Tidler Tracts Studied by APB; Hearings Set

by Elaine Skolnik

Latest plans for the 21.8 acre Smith-Ewing and 83.4 acre Tidler tracts were unveiled at a meeting of the city's Advisory Planning Board (APB) on December 5. In the design plans for Smith-Ewing are mid-rise and low-rise office buildings and a residential suite hotel. Proposed for the recently annexed Tidler tract are detached single family homes, townhouses and low-rise office buildings. On January 3 city council members and developers will meet in a work session to discuss the latest plans and APB's recommendations.

Located in Greenbelt at the southeastern quadrant of Greenbelt Road and Hanover Parkway, the Smith-Ewing and Tidler properties are scheduled for rezoning hearings before the county's Zoning Hearing Examiner on February 27. The Prince Georges County Council, sitting as the District Council, will make the final decision, but must have a supermajority—six of nine council members—to override the recommendation of the Greenbelt City Council.

Since early 1984 when the Tidler and Smith-Ewing rezoning applications were filed, the developers have met several times with APB and representatives of the Greenbriar, Windsor Green/Glen Ora and the recently annexed Hunting Ridge Homeowners Associations. They also conferred with the city council. Following these sessions the developers revised their proposals, amending the rezoning applications in an effort to please city officials and residents living near the proposed developments.

APB is expected to recommend approval of the latest Tidler and Smith-Ewing proposals, subject to covenants dealing with building height and density limitations, buffers, land use, traffic and road improvements. The APB report will be presented officially to the city council at its regular meeting on January 7.

A major concern of city council members has been proposals for commercial zoning on the eastern side of Hanover Parkway. Council has taken a dim view of this approach, preferring to contain commercial to the west of Hanover and encouraging residential on the eastern side, including much needed detached family homes.

Probably the most serious problem council will be addressing, both in the short- and long-term future, is the exacerbation of traffic problems along Greenbelt Road as new developments are constructed. Although road improvements are planned, there is no guarantee that they will be

completed before new projects are ready for occupancy. Previous city councils have generally held that development should not occur before adequate public facilities — in particular roads — were in place. They have argued that the adequacy of roads, sewer and water should be considered at the time of rezoning and not later as is now the case, at the subdivision stage.

Smith-Ewing

The wooded Smith-Ewing property, which occupies the southeastern corner of the intersection of Greenbelt Road and Hanover Parkway, is presently zoned R-10. This category would permit construction of 1,039 apartment units in high-rise, high-density buildings, 48 units per acre. A task force of the Transportation Division of the Maryland National Capital Park and Planning Commission in late 1983 warned that the traffic generated by R-10 development "could not be accommodated on the projected highway network even with improvements." At the time the task force recommended down-zoning, possibly to R-T, which would permit construction of about only 183 townhouses on the property.

Later, in a counter-move, property owners Frank M. Ewing of Gaithersburg and A. H. Smith of A. H. Smith Sand and Gravel of Branchville, argued for a change in the other direction. C-O (Commercial Office) would, they claimed, be "compatible" with changes in the immediate neighborhood, such as the Greenway Center, the Holiday Inn, the two Maryland Trade Center high-rise office buildings south of Greenway Center, and the condominium professional offices constructed along Hanover Parkway on the west side.

The developer's amended rezoning petition now requests a change from R-10 high-density apartment zoning to C-O for 16.83 acres and CSC (Commercial shopping center— for five acres. Proposals include a five-story and a three-story office building at the northern end of the property, a 144-unit residential hotel on the five acres in the middle of the tract, and low-rise commercial office at the southern end.

Tidler (Greenbrook)

The 83.4 acre Tidler tract is zoned R-R (rural residential, single family, 1.85 units per acre). The irregular shaped property is south of the Smith-Ewing tract and adjacent to the Glen Ora and Windsor Green condominium apartments. The contract purchaser of the property is Michael T. Rose Associates, Inc.

Rose's first proposal, in early 1984, had called for 667 townhouse units, as contrasted with a maximum of 823 units of mixed

type (townhouse, free-standing homes and apartments) that the 1970 Master Plan had recommended. (The Master Plan is currently under review.) A second proposal called for 592 townhouses, then later showed 46 single-family homes, 398 townhouses and 12,000 square feet of townhouse office space for professional tenants. When this plan was criticized by APB and residents of Windsor Green and Glen Ora, Rose tried again with 109 single-family homes, 324 condominium apartment units and 20.5 acres zoned commercial.

The latest version shows: 109 detached single family homes in the R-55 zoning category located south of Windsor Green; 34 acres —232 units—of R-T townhouse zoning, the majority situated south of Glen Ora with a strip also along Hanover Parkway across from the Hunting Ridge complex; and 9.6 acres zoned C-O (Commercial Office) for 176,000 square feet of low-rise office space immediately south of the Smith-Ewing property and east of Hanover Parkway. The proposed development will be called Greenbrook.

Rose previously explained that in substituting additional single family residences, he was responding to council and APB for more free-standing homes. But in order to make the development economically viable, he said, he had been forced to add the commercial properties along the Hanover Parkway section of the tract. These, he claimed, would be in harmony with commercial development along the western side of Hanover Parkway.

(Slated road improvements will be listed in next week's paper.)

Newspaper Office Closed Monday

The NEWS REVIEW office will be closed Monday night, Dec. 31. However, the office will be open New Year's night, Tuesday, Jan. 1, from 8-10 p.m. to receive ads and copy.

Copy to be left in the News Review box at the Co-op should be deposited by 4 p.m. Monday, Dec. 31.

NEW YEAR'S HOLIDAY REFUSE SCHEDULE

Because of the New Year's Day Holiday, Tuesday, January 1, 1985, there will be no refuse collection that day. Tuesday's route will be picked up on Wednesday. THERE WILL BE NO PAPER PICK UP ON WEDNESDAY. Thursday and Friday will be on regular schedule.

Police Blotter

Based on Information
Released by the Greenbelt
Police Department

A breaking and entering was reported at about 4 p.m. on December 15 in the 400 block of Ridge Road.

A hold-up occurred at about 9 p.m. on December 18 in Springhill Lake. A woman was robbed at gunpoint.

Two cases of breaking and entering occurred in Springhill Lake on December 18. The first case, which occurred in the 6000 block of Breezewood Dr., was reported at shortly after noon. The other case was reported at 4:23 p.m. It occurred in the 6000 block of Breezewood Court.

A purse was stolen from a residence on Northway during a breaking and entering which was reported at 10:20 a.m. on December 19.

Metrorail Expands Hours For New Year's Holiday

The Washington Metropolitan Area Transit Authority will expand Metrorail service hours during the upcoming holiday period to accommodate travelers. On Monday, December 31, Metrobus will operate on regular weekday schedules and Metrorail will operate from 6 a.m. December 31 to 2 a.m. January 1. On Tuesday, January 1, Metrobus will operate on Sunday schedules and Metrorail will operate from 10 a.m. to midnight.

GHI NOTES

GHI offices will be closed on January 1 for the New Year's Day holiday. The telephone answering service (474-6011) will take calls for emergency maintenance service.

Greenbelt Homes, Inc.

Extends

Best Wishes

For The

Holiday Season



LOCATIONS FOR CHRISTMAS TREE DISPOSAL

Christmas trees may be dropped off at the following locations for pickup by the City beginning January 2, 1985.

Playground opposite 73 court Ridge Road
Corner of Research and Hillside Roads
Playground at Plateau Place and Ridge Road
Corner of Eastway and Crescent Roads
Entrance to 21 court Ridge Road, (Across from Green Ridge House)
Area adjacent to Candy Cane City
Playground at junction of Crescent and Ridge Roads
Playground at Ivy Lane and Lastner Lane
Charlestowne Village & Charlestowne North -
Adjacent to Lake Park service road
University Square - Front of Swimming Pool
Lakeside North - Near Swimming Pool
Springhill Lake Community Building
Greenbriar

Between Buildings: 7708 and 7710; 7728 and 7730
7826 and 7828 Hanover Parkway

Between Buildings: 8003 and 8009 Mandan Road

Glen Oaks

Between Buildings: 7903 and 7905; 7509 and 7511
Mandan Road

Hunting Ridge

Between Buildings 6936 and 6978 Hanover Parkway

Windsor Green

Adjacent to playground on Canning Terrace
Court Entrances: 7248 - 7294 Mandan Road
7200 - 7246 Mandan Road

Entrance to Burkart Court

Entrance to Bird Lane

Opposite 7320 Morrison Drive



Greenbelt News Review

AN INDEPENDENT NEWSPAPER
ALFRED M. SKOLNIK, PRESIDENT, 1959-1977
 Editor: Mary Lou Williamson, 441-2662
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Springhill Lake Circulation: Barbara Clawson, 474-4541; **News Review:** 474-4131; **Staff Photographer:** J. Henson.

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Pres., Elaine Skolnik; Vice Pres., Bill Rowland; Sec., Barbara Likowski; Treas., Sandra Barnes; Mavis Fletcher.

MAIL SUBSCRIPTIONS: \$20 per year. Advertising and news articles may be mailed (Box 68, Greenbelt); deposited in our box at the Greenbelt Co-op grocery store before 7 p.m. Tuesday or delivered to the editorial office in the basement of 15 Parkway (474-4131). The office is open Monday after 8 pm for display advertising; deadline is 10 pm. News articles and classified ads are accepted after 8 pm on Tuesday; deadline is 10 p.m.

Volume 48, Number 6

Thursday, December 27, 1984

Correction

The name of the letter writer who praised "A Christmas Carol" playing at Utopia Theater was inadvertently omitted from last week's paper. She is Josephine Vella. Emory Harman should have been credited as the author of the column, "The Lions' Roar," in last week's paper.

ST. JOHN'S CHURCH

Episcopal

Baltimore Blvd. at Powder Mill Rd., Beltsville

8:30 a.m. Holy Eucharist

10:30 a.m. Holy Eucharist

First three Sundays

10:30 a.m. Morning Prayer

Fourth Sunday

10:30 a.m. Sunday School

Rev. John G. Bals, Rector

422-8057

Bahá'í Faith

Greenbelt Baha'i Community
 P.O. Box 245
 Greenbelt, MD 20770
 345-2918 / 474-4090

Mowatt Memorial

United Methodist Church
 40 Ridge Rd. 474-9410
 Sunday School 9:30 A.M.
 (for all ages)
 Morning Worship 11:00 A.M.
 Rev. Dr. James Chong Park
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 474-1924

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9:45 a.m.

Worship Service

11 a.m. & 7:00 p.m.

Midweek Prayer Service (Wed.)

8:00 p.m.

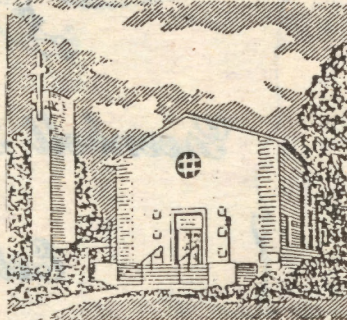
Alvin Hall, Sr.

Alvin Hall, Sr., 63, formerly of Greenbelt, died suddenly December 19 in Shreveport, LA after open heart surgery.

Many Greenbelters will remember him as manager of the Greenbelt Garage for many years. He had lived in Greenbelt from 1950 until moving to Louisiana in 1972.

Survivors include his wife, Eloise of Pleasant Hill, Louisiana; five children: Alvin Jr., John, Ronald, Linda, and Susan; five step-children: Sharon, Lisa, Tammy, Ed and Denny; 17 grandchildren; one sister and three brothers. Services were in LA.

Greenbelt Community Church



(United Church of Christ)
 Hillside and Crescent Roads
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11 am Sunday Morning Worship and

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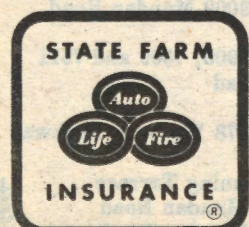
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Don W. Taulelle, clu

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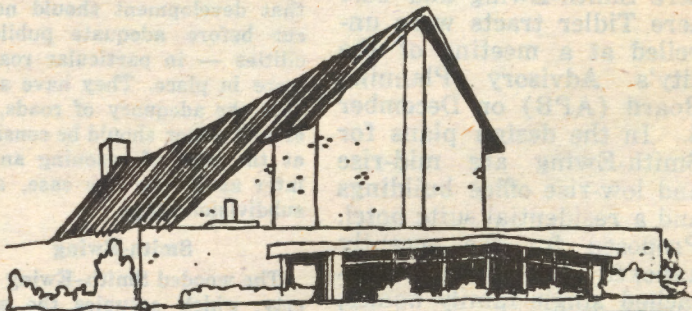
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3	23,400
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5	27,600
6	29,250
7	30,850
8+	32,500

RLDP participants may defer as much as \$70 of their rehab payment each month. This deferral does not need to be repaid until the home is sold. The loan is assessed a mere 3% accrued interest.

For information, call Member Services Coordinator Maureen Osborne (474-6644).

CLASSIFIED:

\$2.00 minimum for ten words, 10c each additional word. No charge for listing items that are found. Submit ad with payment to the News Review office between 8 and 10 p.m. of the Tuesday preceding publication, or to the News Review drop box in the Greenbelt Coop grocery store before 7 p.m. Tuesday, or mail to P.O. Box 68, Greenbelt, Maryland 20770. BOXED: \$4.30/column inch. Minimum 1 1/2 inches (\$6.45).

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- B.) LAKESIDE: Custom Split Level, florida room, rec room, 3 BR, 2 Bath, a must to see. \$125,000.

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- B.) HYATTSVILLE: 3 BR, 2 Bath 3 Story, large Tri Plex, recently renovated, convenient locale, good terms, \$68,500.
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